



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

Memorandum

Date: October 6, 2014

To: Planning Commission

From: Jenn Reed Moses, Planner II

RE: PL13-134 – Historic Resource Designation of St. Peter's Church, 810 W 3rd Street

In 2013, the Heritage Preservation Commission (HPC) submitted an application for nomination of St. Peter's Church Duluth Historic Landmark status. The nomination was pulled due to HPC questions but is again being considered for nomination.

Planning Commission role: This is on your agenda because the Planning Commission, in addition to the Heritage Preservation Commission, is required to review and make recommendation on any property or district proposed for designation as Duluth Historic Landmark.

Designation process: The Heritage Preservation Commission held a public meeting on the nomination on September 24, 2014, and will formally consider the nomination at a public hearing at their meeting on October 28, 2014. Their recommendation will likely be to nominate the site based on historical, cultural, and architectural features. The Planning Commission's evaluation is supposed to "consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations." For more about the Historic Resource Designation process please see UDC Sec. 50-37.8.

Site characteristics: Information about the site can be found in the attached nomination document.

Zoning and Comprehensive Plan: The site and surrounding area are zoned R-2, Residential-Urban, which is not consistent with the Comprehensive Plan Future Land Use Map designation for the property of Traditional Neighborhood.

Staff evaluation of criteria for designation

The largest impacts of designating this property a Duluth Historic Landmark are the stability it will give to the physical site features (neighborhood impacts) and the potential that additional resources might be made available to support the maintenance and enhancement of the facilities (economic impacts).

Neighborhood impacts: Designation of the subject property a Duluth Historic Landmark will require the property to be reviewed for a Historic Construction/Demolition Permit by the Heritage Preservation Commission pursuant to Sec. 50-37.14 whenever the following activities are proposed for the site (see Sec. 50-18.3.C):

1. Construction and demolition activities, including all street and utility activities, shall be approved pursuant to Section 50-37.14;

IV. D-1

2. The issuance of city permits to do any of the following shall be approved pursuant to Section 50-37.14:
 - (a) Remodel, repair or alter in any manner that will change the exterior appearance;
 - (b) New construction, including parking facilities;
 - (c) Move a building;
 - (d) Change the nature or appearance of a designated historic preservation landmark or district, including landscape features;
 - (e) Demolition in whole or in part.

This will result in the buildings and grounds largely remaining as they are today unless the Heritage Preservation Commission finds ". . . the application complies with all applicable provisions of this Chapter and state law and that the work to be performed shall not adversely affect the historic preservation landmark or district based on adopted historic preservation guidelines (Sec 50.14.C)."

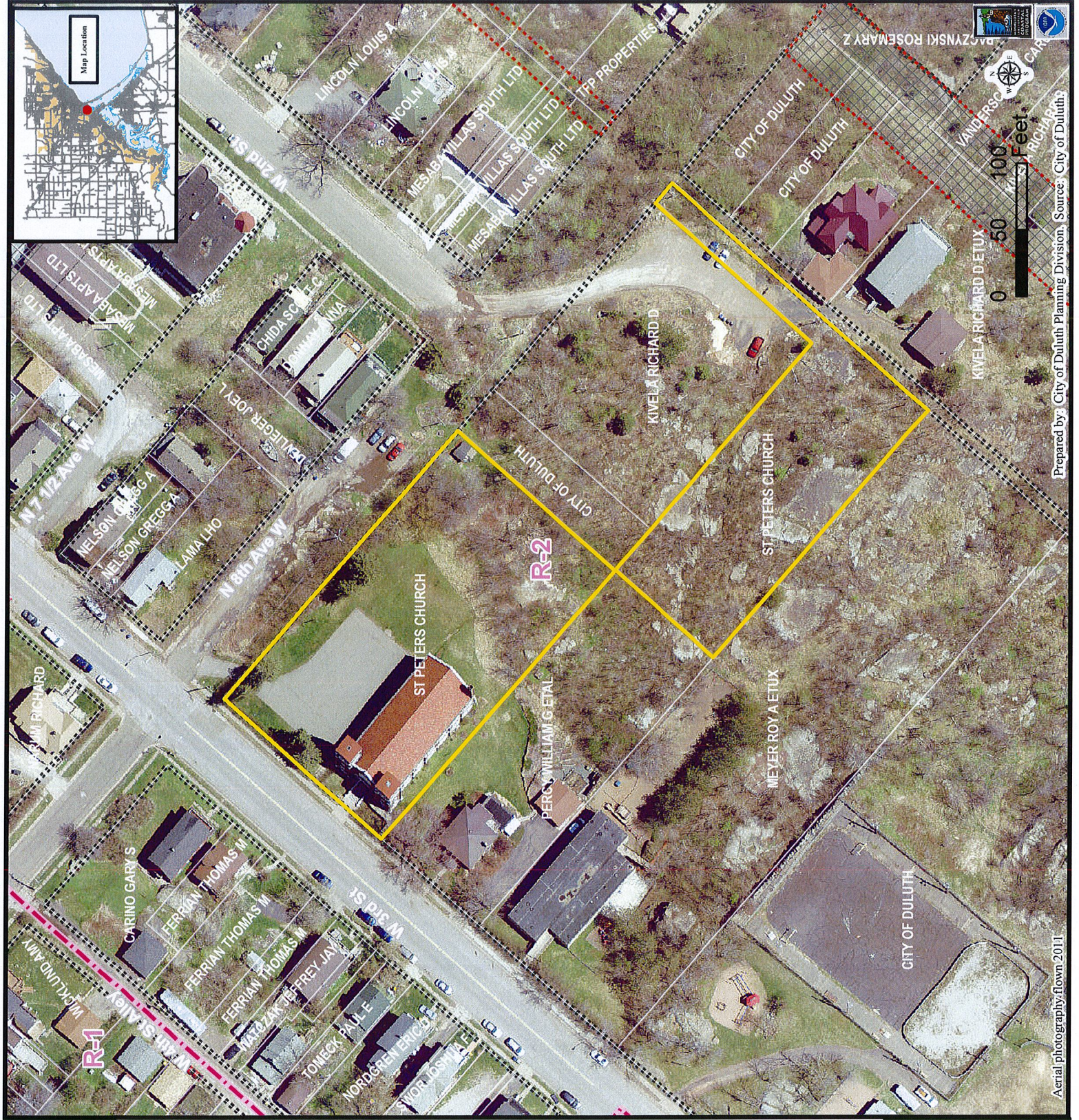
Economic impacts: Designating the property a Duluth Historic Landmark may provide assistance in the designation of the property a National Historic Landmark, which will further promote the site and provide potential financial benefits.

Environmental impacts: The building is surrounded by a residential neighborhood. Designation as a Duluth Historic Landmark is not expected to change the building or site and will have no environmental impact.

Recommendation: At its September 30 meeting, the HPC indicated support for the nomination.



City Planning
St. Peter's Church
810 W. 3rd St.



Legend

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement
- Zoning (Final)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

D-3

Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, Source: City of Duluth

CITY OF DULUTH
HERITAGE PRESERVATION COMMISSION
LANDMARK DESIGNATION

- I. Name of Property
A. Historic: St. Peter's Italian Church
B. Common: St Peter's Church
- II. Location
A. Address: 810 West Third Street
B. Legal Description: Outlot 2 Ex Sly 140 feet and Ex Ely 100 feet of Nly 269 feet and all outlot 3
- III. Classification
A. Type of Property: Church
B. Current Use: Vacant
C. Current Zoning: R- 2 Urban Residential
- IV. A. Current Owner: St. Peter's Church
B. Address: c/o St. Mary Star of the Sea
325 Third Street, Duluth MN 55805
- V. Property Status
A. Occupied/Vacant: Vacant
B. Assessed Value: Land \$75,100
Bldg \$265,100
Total \$340,200
C. Condition: Fair
- VI. Historical Background
A. Year Built: 1925-1927
B. Architect: Peter Summers
C. Original Site: yes
D. Altered/Unaltered: Partially altered
E. Architectural Style: Romanesque/Gothic Revival
- VII. Description of Property
St. Peter's Church is located on the southeast corner of Eighth Avenue West and Third Street in a residential neighborhood. The lot is 160 feet wide by 269 feet in depth, and the building measures 56 feet wide and 105 feet deep. The two story stone church is rectangular with two - three story square towers on the front façade corners and has a steeply pitched gable roof. It features concrete trim which has been painted white.

The square cut stones are laid in irregular courses and in shades of black, brown and tan, commonly called "Duluth bluestone". The 18 inch thick stones give the massive feel of the Romanesque Revival style, but the Gothic pointed windows, some with panel tracery, and stone buttresses give a Gothic Revival look. The buttresses are on the corners of the towers and between windows on the rear, east and west sides. Diagonal buttresses are located on the rear corners. Buttresses are decorated with concrete water tables, and a concrete string course runs above the first floor side windows and across the rear of the building.

All windows have painted concrete surrounds. The large Gothic windows on the front and rear facades are stained glass as are some of the smaller rectangular windows. Windows depict scenes from the life of Jesus Christ, but at present all church windows are boarded up. Tower windows on the third story are louvered but originally were open. The 1885 bell from St. Jean Baptiste Church hangs in the east tower belfry. The double front entrance doors are covered with a steel door, a small door leads into the basement from the rear, and an original door is located on the first story of the east tower. All door surrounds are concrete.

The church has been modified with a wood ramp and iron railings across the west front and with a five by ten foot cinder block addition which covers an original door on the east side.

VIII. Present Condition

Stone walls appear stable. Paint on the concrete trim is peeling in some places. Windows are boarded up and the roof reportedly is leaking.

IX. Statement of Significance

St. Peter's Church represents the cultural heritage of the Italian immigrants who settled in Duluth beginning in the 1880s in an area between 10th and 14th Avenue West and from Michigan to Fourth Streets, known as "Little Italy". These Italian Americans desired a Catholic church where Italian was spoken, and in 1905 "St. Peter's Italian Church, Duluth", was incorporated as a "personal" church which could be established for reasons of language or nationality as opposed to a "territorial" church which serves a definite neighborhood. The 1885 St. Jean Baptiste Church on West 11th Avenue and Superior Street was purchased and served the Italian community until the early 1920s when it appeared the City of Duluth would extend West Superior Street through the church property.

In 1924 the St. Peter's congregation purchased land on Third Street and West

Eighth Avenue. The following year they began excavation. Many of the parish Italians were skilled stone masons and bricklayers who volunteered to build the church according to plans by architect Peter Summers who was the son of Duluth's first Italian immigrant. The Italians harvested the stone for the walls and towers from a hillside near Twin Ponds and worked for two years until completion in 1927 and the dedication and first mass on Sunday, December 18, 1927.

In addition to St. Peter's, the skilled Italian artisans were responsible for many of Duluth's fine stone structures: Enger Tower, bridges of Seven Bridges Road, Glen Avon Church, Tower Hall on St Scholastica's campus and bluestone foundations and retaining walls throughout the city.

- X. Findings on Designation Criteria: The following criteria are established by ordinance as the basis for designation of a site/district, with the requirement that the property proposed for designation meet at least one of the criteria.

- A. "It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Duluth, State of Minnesota, or United States."

Finding: Immigrant Italian stone masons and brick layers who built many of Duluth's stone buildings, bridges, walls and foundations, built their own Church, worshipped there and retained their cultural characteristics in organizations such as the Italian-American club.

- B. "Its location was the site of a significant historical event."

Finding: This criterion is not met by the subject property.

- C. "It is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota or United States."

Finding: St. Peter's was the center of spiritual and social life of Duluth's Italian immigrants. They supplied the labor to build the church. The Sons of Italy Brass Band played at funerals from the church. Italian women created lace altar cloths; they cleaned the church and prepared feasts for celebrations of saints' days. The Italian-American Club was organized in the early 1930s for fellowship and to promote Italian heritage. The group met at St. Peter's and raised funds for maintenance of the church. Many of Duluth's grocery, fruit and confectionery stores were run by Italians.

D. "It embodies a distinguishing characteristic of an architectural type."

Finding: This is the only Duluth example of a Romanesque/Gothic Revival Church built from native stone.

E. "It is identified as the work of an architect or master builder whose individual work has influenced the development of the City of Duluth or the State of Minnesota."

Finding: This criterion is not met by the subject property.

F. "It embodies elements of architectural design, detail, materials and craftsmanship which represent significant architectural innovation."

Finding: This criterion is not met by the subject property.

G. "Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood, community or the City as a whole."

Finding: St. Peter's is an established visual feature of the neighborhood with its striking stone façade.

XI. Conclusions:

A. Points in favor: The building meets four out of seven criteria for designation whereas only one must be met to be eligible.

B. Points in opposition: None

XII. Attachments

A. Location Map

B. Photos

C. Bibliography

D-7

Bibliography

"New Catholic Church for Italian Residents Being Erected by Members of Congregation in Spare Time", Duluth Herald: April 29, 1927

St. Peter's Italian Church, Duluth, Minn. Dedication. Duluth: Episcopus Duluthensis, 1927

Dierckins, Tony. "Save St. Peter's and the Italian Roots That Helped Build Early Duluth", Duluth News Tribune, November 21, 2010

Mancina-Batinich, Mary Ellen. Italian Voices. St Paul: Minnesota Historical Society Press, 2007.

Vecoli, Rudolph J., editor. Italian Immigrants in Rural and Small Town America. Staten Island: American Italian Historical Association, 1987.

Holmquist, June Dunning, editor. They Chose Minnesota. St. Paul: Minnesota Historical Society Press, 1984.

Hudelson, Richard and Ross, Carl. By the Ore Docks. Minneapolis: University of Minnesota Press, 2006.

D-8